

12<sup>th</sup> September 2013

Attention: James Remaili  
JR Design & Drafting for LB Homes  
448-452 Victoria St  
WETHERILL PARK, NSW 2164

Dear James,

The design plans for the new home you are building for Ms Zhang at Lot 2053 Killuna Way, Jordan Springs are now stamped and ready for submission to Penrith City Council or your Certifier on the following conditions:

- The render colour is to be added to the External Finishes Schedule. The new External Finishes Schedule is to be forwarded to Lend Lease for our records.
- The internal fencing and side gates are to be set back to a minimum of 7.5m from the front boundary or 2m behind the adjacent façade – whichever is furthest back. Amend gate locations on the site plan accordingly.
- The air-conditioning unit is to be relocated to ensure that it sits behind the internal fencing and gates in accordance with the guidelines.
- The following notes are to be added to the site plan where not shown:
  - Any garden or lawn edging visible from the street is to be constructed of masonry textured or coloured bricks, blocks or coloured concrete – no timber edging is permitted.
  - Any retaining walls visible from the street or 900mm high and over are to be of masonry construction.
  - Vehicle crossovers are to be plain concrete to PCC specifications. 5m wide V.C for double garage and 3m wide V.C for single garage.
  - All existing street trees and verge planting are to be protected during construction.

**PLEASE ENSURE THAT THE AMENDED PLANS AND FINISHES SCHEDULES ARE FORWARDED TO THE LEND LEASE FOR THEIR RECORDS PRIOR TO SUBMISSION TO COUNCIL OR YOUR CERTIFIER.**

*It is also worth noting that Sydney Water is currently implementing 'low infiltration' systems and we recommend that you consult with Sydney Water to confirm whether this system will impact your design in any way. Should this system alter the design in any way please ensure these plans are submitted to Lend Lease for re-approval.*

**Please note: Jordan Springs is a Fibre Connected Community and arrangements for connections and related costs will be required. Please visit <http://www.opticomm.net.au> for further information.**

We look forward to the opportunity of welcoming Ms Zhang or her residents to the Jordan Springs community and to working with you when you choose to build again at Jordan Springs.

However, in the meantime, remember we are here to help with any questions or concerns you may have, so please don't hesitate to contact us.

Yours sincerely,



**Rebecca Minney**  
Design Coordinator, Jordan Springs

CC: Ms Zhang  
4 Mimosa Street  
OATLEY, NSW 2223

# Option 3



## Roof Tiles



Contour  
Colour: Dark Chocolate

## Gutter



Powdercoat/Painted Gutters  
Colour: Warm Grey 2

## Fascia



Painted Fascia  
Colour: Warm Grey 1

## Windows



Dowell Windows & Doors  
Colour: Woodland Grey

## Bricks



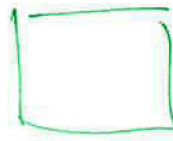
Horizon Riverside  
Colour: Red Cove  
Mortar Colour: Default

## Concrete



Exposed Aggregate -  
Exposé™  
Colour: Rustic Red

Reviewed by: JORDAN SPRINGS  
LANDSCAPE SECTION  
12 SEP 2013  
SIGNED 



~~POWER~~  
COLOUR

# BASIX<sup>®</sup>Report

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Project summary		
Project name	Lot 2053 Killuna Way, Jordan Springs. NSW	
Street address	Killuna Way Jordan Springs 2747	
Local Government Area	Penrith City Council	
Plan type and plan number	deposited 1168989	
Lot no.	2053	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	40	Target 40
Thermal Comfort	Pass	Target Pass
Energy	40	Target 40



# Description of project

## Project address

Project name	Lot 2053 Killuna Way, Jordan Springs. NSW
Street address	n/a Killuna Way Jordan Springs 2747
Local Government Area	Penrith City Council
Plan type and plan number	Deposited Plan 1168989
Lot no.	2053
Section no.	-

## Project type

Project type	separate dwelling house
No. of bedrooms	4

## Site details

Site area (m <sup>2</sup> )	540
Roof area (m <sup>2</sup> )	319
Conditioned floor area (m2)	207
Unconditioned floor area (m2)	13
Total area of garden and lawn (m2)	100

## Assessor details and thermal loads

Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m <sup>2</sup> .year)	n/a
Area adjusted heating load (MJ/m <sup>2</sup> .year)	n/a

## Other

none	n/a
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## Project score

Water	40	Target 40
Thermal Comfort	Pass	Target Pass
Energy	40	Target 40

## Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 1 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 319.37 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
<ul style="list-style-type: none"> <li>all toilets in the development</li> </ul>		✓	✓
<ul style="list-style-type: none"> <li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li> </ul>		✓	✓

## Thermal Comfort Commitments

Show on  
DA plans

Show on CC/CDC  
plans & specs

Certifier  
check

### Floor, walls and ceiling/roof

The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.



Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.66 (or 2.20 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3 (up), roof: foil/sarking	unventilated; medium (solar absorptance 0.475-0.70)

**Note** Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Windows, glazed doors and skylights</b>			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) and up to 2 windows/glazed doors (<0.7 square metres) which are not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
<ul style="list-style-type: none"> <li>Except where the glass is 'single clear' or 'single toned', each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) +/-10% of that listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.</li> </ul>			✓
<ul style="list-style-type: none"> <li>The leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 millimetres above the head of the window or glazed door, except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table.</li> </ul>	✓	✓	✓
<ul style="list-style-type: none"> <li>Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.</li> </ul>		✓	✓
<ul style="list-style-type: none"> <li>Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.</li> </ul>		✓	✓

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W1,W3,W4	N	5.85	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W2	N	1.53	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 1,500-2,000 mm	not overshadowed
W5,W6,W7,W8	W	6.26	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W9	S	6.3	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed
W10,W11	S	4.98	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 601-750 mm	not overshadowed
W12,W13,W14	E	4.41	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Hot water</b>			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 4 stars.	✓	✓	✓
<b>Cooling system</b>			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		✓	✓
<b>Heating system</b>			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		✓	✓
<b>Ventilation</b>			
<p>The applicant must install the following exhaust systems in the development:</p> <p>At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a</p> <p>Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off</p> <p>Laundry: natural ventilation only, or no laundry; Operation control: n/a</p>		<p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p>
<b>Natural lighting</b>			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
<b>Other</b>			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	



**Energy Commitments**

Show on  
DA plans

Show on CC/CDC  
plans & specs

Certifier  
check

The applicant must install a fixed outdoor clothes drying line as part of the development.



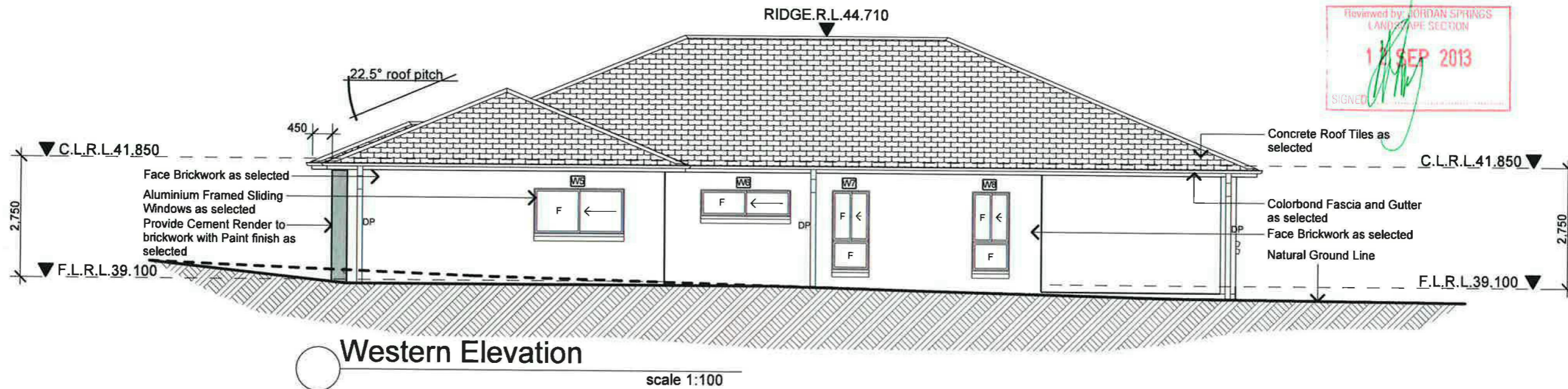
## Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.



Reviewed by: JORDAN SPRINGS  
LANDSCAPE SECTION  
**12 SEP 2013**  
SIGNED: [Signature]

Issue	Amendment	Date:	North:		General Notes		Proposed:		Drawing Title:		Revision:
A	Designs	03.07.13	 Phone: (02) 9757 - 4002 Fax: (02) 9757 - 4003 Email: jr.design.drafting@gmail.com Address: 448 - 452 Victoria Street, Wetherill Park, NSW 2164 Note: Builder shall check and verify all dimensions prior to the commencement of any work.		All work shall be carried out strictly in accordance with The Building Code Of Australia, relevant S.A.A. codes & to the satisfaction of the regulatory authority. All levels, dimensions & areas are to be verified by the Builder, prior to the preparation of contracts & the commencement of any building works. Any discrepancies are to be brought to the attention of JR Design & Drafting, prior to the commencement of any building works.		Where Engineering Detail Plans are required, such must take preference to this drawing. Levels shown are approximate unless accompanied by reduced levels or Australian Height Datum Levels. Figured dimensions to be taken in preference to scaling. All Boundary clearances must be verified by Survey. Stormwater to be discharged to Councils requirements before any work commences. All services to be located & verified by the Builder with relevant Authorities before any work commences.		New Single Storey Residence Southern Elevation Eastern Elevation		F
B	Design Amended	09.07.13									
C	Design Amended	16.07.13									
D	Design Amended	23.07.13									
E	Design Amended	01.08.13									
F	Submission to Jordan Springs	23.08.13									
			This plan is the exclusive property of JR Design & Drafting, and must not be used, reproduced or copied wholly or partly in any way without permission.				Location: Lot 2053 Kiluna Way, Jordan Springs, NSW		L.G.A. Penrith Council		Job No:
							Client: LB Homes		Drawn JR Date 23.08.2013 Scale 1:100 Sheet 5 of 8		LB1309





**Southern Elevation**  
scale 1:100

Reviewed by: JORDAN SPRINGS  
LANDSCAPE SECTION  
12 SEP 2013  
SIGNED: [Signature]

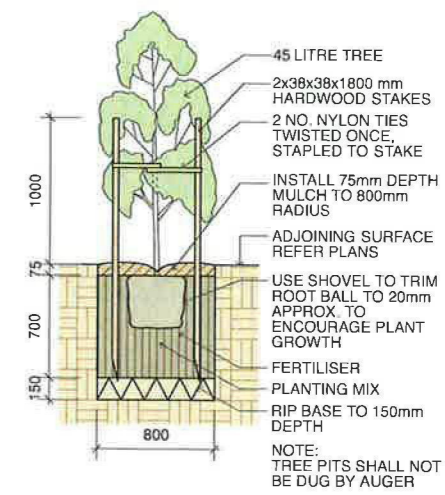


**Eastern Elevation**  
scale 1:100

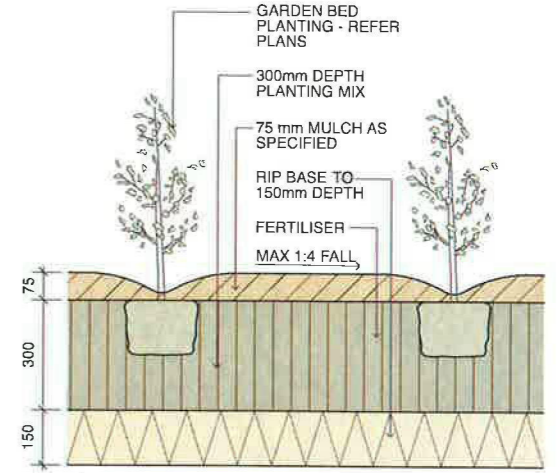
<b>Issue</b>	<b>Amendment</b>	<b>Date:</b>	 <b>JR DESIGN &amp; DRAFTING</b> RESIDENTIAL DESIGN & DRAFTING SERVICES Phone: (02) 9757 - 4002 Fax: (02) 9757 - 4003 Email: jr.design.drafting@gmail.com Address: 448 - 452 Victoria Street, Wetherill Park, NSW 2164 Note: Builder shall check and verify all dimensions prior to the commencement of any work.	<b>North:</b> 	<b>General Notes</b> All work shall be carried out strictly in accordance with The Building Code Of Australia, relevant S.A.A. codes & to the satisfaction of the regulatory authority. All levels, dimensions & areas are to be verified by the Builder, prior to the preparation of contracts & the commencement of any building works. Any discrepancies are to be brought to the attention of JR Design & Drafting, prior to the commencement of any building works.	<b>Proposed:</b> <b>New Single Storey Residence</b> <b>Location:</b> Lot 2053 Kiluna Way, Jordan Springs, NSW <b>Client:</b> LB Homes	<b>Drawing Title:</b> Southern Elevation Eastern Elevation L.G.A. <b>Penrith Council</b> Drawn: JR Date: 23.08.2013 Scale: 1:100 Sheet: 6 of 8	<b>Revision:</b> <b>F</b> Job No: <b>LB1309</b>
A	Designs	03.07.13						
B	Design Amended	09.07.13						
C	Design Amended	16.07.13						
D	Design Amended	23.07.13						
E	Design Amended	01.08.13						
F	Submission to Jordan Springs	23.08.13						

**JORDAN SPRINGS - ILLOURA VILLAGE NOTES:**

- Any garden or lawn edging visible from the street is to be constructed of masonry textured or coloured bricks, blocks or coloured concrete – no timber edging is permitted.
- Any retaining walls visible from the street or 900mm high and over are to be of masonry construction.
- Vehicle crossovers are to be plain concrete to PCC specifications. 5m wide V.C for double garage and 3m wide V.C for single garage.
- All existing street trees and verge planting are to be protected during construction.



1 45 Litre Tree Planting scale 1:50



2 Planting Bed Detail scale 1:20

**LEGEND**

- Proposed tree plantings
- Proposed shrub plantings
- Proposed groundcover & native grass plantings
- Coloured concrete driveway / path pavement
- Non slip patio pavement
- Proposed garden bed (GB)
- Proposed turfed area (T)
- Porous decorative pebble surface (G)
- Coloured concrete flush edge or brick garden edge (ge)
- Unit paver stepping stones

**Notes:**

- Refer Architects drawings for pavement, walls, fence, steps, and levels
- Refer Engineers drawings for hydraulic information

**SPECIFICATION NOTES**

**PLANTING MATERIALS**

**Planting Mix:**  
Imported planting mix to planting beds is to comprise an approved soil mix of:

- 60% Soil mix (75% coarse sand and 25% blacksoil)
- 10% Mushroom compost
- 10% Composted sawdust
- 10% Pine bark fines
- 10% Composted manure

**Mulch:**  
Mulch shall mean Hort-Bark (15mm grade), free from material derived from Privet, Willow, Poplar, Coral trees, or other noxious weeds. Any mulch exceeding the 25mm grade shall be rejected / removed from the site. Graded pine bark mulch (ANL code MHB) to be supplied by Australian Native Landscapes Pty Ltd Phone (02) 9450 1444, or approved equivalent.

**Plant Material:**  
All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound.

**Turfed areas:**  
All new turfed areas are to be selected weed free Soft Leaf Buffalo (eg. Sir Walter). Turf shall be laid neatly butted with staggered joints, flush with adjacent surfaces and have even running falls to all drainage points.

All new turfed area shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing.

**PREPARATION AND HARDWORKS**

**Excavating for Spot Planting**  
To planting areas, excavate a hole for each plant large enough to provide not less than twice the depth and twice the diameter than the root ball of species to be planted.

**Staking**  
Use durable hardwood, straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the root system.

- 45 Litre trees in 2 x 38x38x1800mm Hardwood Stake with double Nylon tie

**TIES:** Provide a 50mm wide Nylon webbing tie per stake, fixed securely to the stakes, one tie at half the height of the main stem and the other as necessary to stabilise the plant.

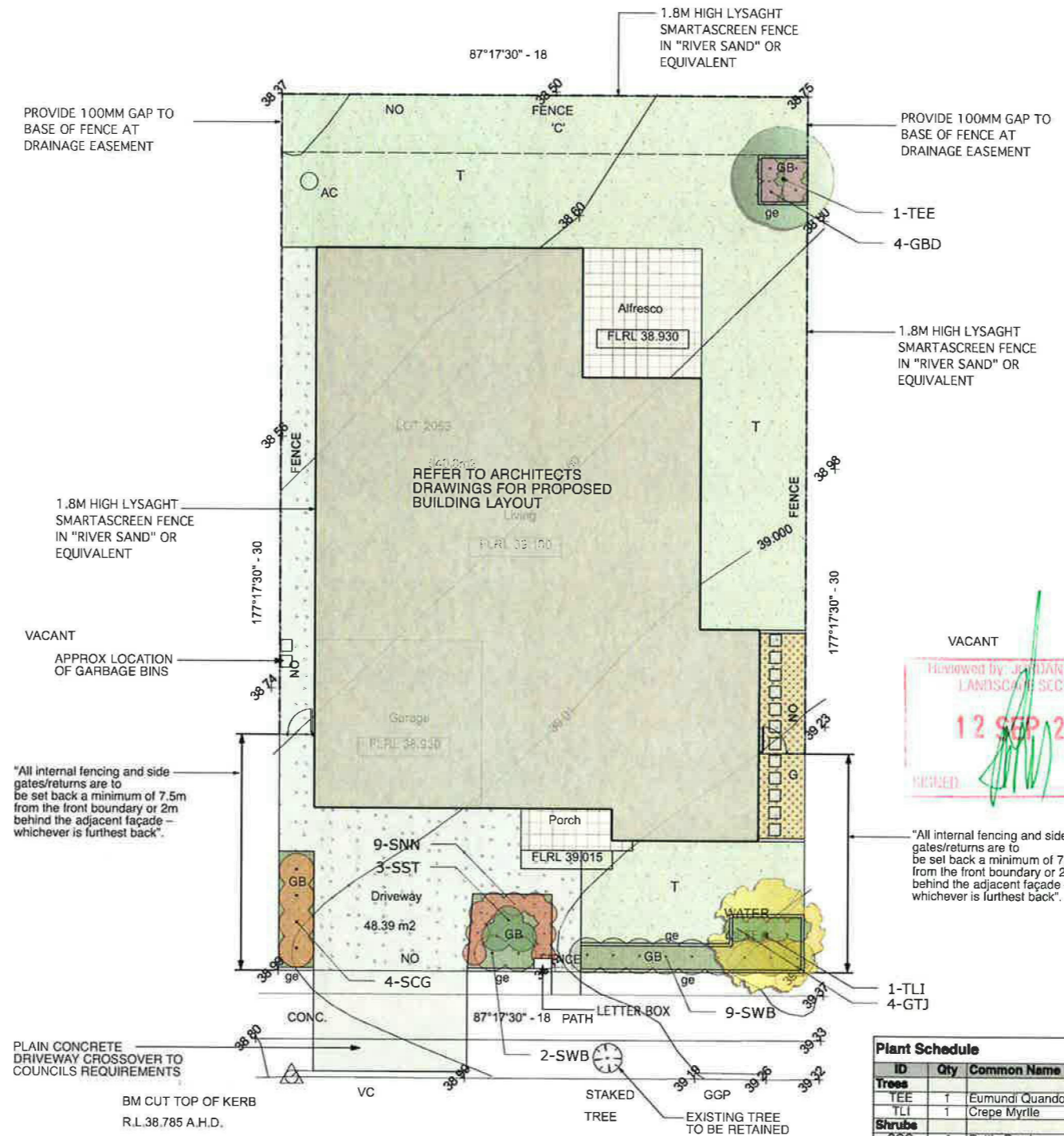
**Loose Nepean River Pebble**  
**MATERIAL:** Nepean river pebble gravel to be of uniform size or graded material in the size 20mm grade to nominal 75mm thickness as available from Australian Native Landscapes, Ph: (02) 9450 1444.

**Coloured concrete Edge**  
**MATERIALS:** Concrete to be dark grey colour.  
**INSTALLATION:** Supply and install 100 x 150mm reinforced flush concrete kerb to locations as approved on site by the Superintendent. Provide flexible joints at maximum 3 metre intervals in colour to match concrete. Lightly expose aggregate through rinsing / sponging. Tool finish exposed edges with 10mm pencil round to prevent chipping.

**MAINTENANCE / PLANT ESTABLISHMENT**  
Landscape Contractors to provide 13 weeks for maintenance / plant establishment period. Carry out recurrent works of a maintenance nature including, but not limited to, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, top dressing, and keeping the site neat and tidy.

**NOTE:**

- All finished levels are to be verified by Contractor on site.
- All landscape works be in strict accordance with Council's landscape code and guidelines
- This plan to be used in conjunction with all other submitted architectural, hydraulics and engineering drawing where applicable.



Reviewed by: JORDAN SPRINGS LANDSCAPE SECTION  
12 SEP 2013

**Plant Schedule**

ID	Qty	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
<b>Trees</b>							
TEE	1	Eumundi Quandong	Elaeocarpus eumundi	45Litre	6 - 8m	3.5 - 6m	N
TLI	1	Crepe Myrtle	Lagerstroemia indica 'Natchez'	45Litre	6-8m	3.5 - 6m	
<b>Shrubs</b>							
SCG	4	Bottle Brush	Callistemon 'Great Balls of Fire'	200mm	1 - 1.2m	2.0 - 3.5m	N
SNN	9	Dwarf Sacred Bamboo	Nandina domestica 'Nana'	150mm	0.6m	0.8m	
SST	3	Tiny Trev	Syzygium australe 'Tiny Trev'	200mm	0.8 - 1m	0.6 - 0.8m	N
SWB	11	Blue Gem	Westringia 'Blue Gem'	200mm	0.8 - 1.0m	0.9 - 1.2m	N
<b>Native Grasses &amp; Ground Covers</b>							
GBD	4	Break O Day	Brachyscome multifida	150mm	0.45 - 0.6m	0.9 - 1.2m	N
GTJ	4	Star Jasmine	Trachelospermum jasminoides	150mm	0.3 - 0.6m	1 - 4m	

NOTE: 75% OF NATIVE PLANT SPECIES ARE PROPOSED

**GENERAL NOTES:**

- Do not scale of drawings. Follow written dimensions. If in doubt obtain written advice from the Superintendent.
- Verify all dimensions on site.
- Refer to legend for all symbol and code keys.
- Read in conjunction with the specifications
- Read in conjunction with all associated drawings

DESIGNED: GD	PREPARED FOR: LB HOMES	LANDSCAPE ARCHITECTS: GREENLAND DESIGN Pty Ltd ABN 73 139 152 855 Landscape Architect: C. Ly I AILA Mob.: 0400 164 196	PROJECT: NEW SINGLE STOREY RESIDENCE	DRAWING TITLE: Landscape Plan	DATE: SEPTEMBER 2013
DRAWN: CL	ISSUE: A	FOR APPROVAL	CL 02.09.13	SCALE: 1:100 @ A1 1:200 @ A3	ISSUE: A
ISSUE: AMENDMENT	DRAWN: CL	DATE: 02.09.13	PROJECT ADDRESS: LOT 2053, KILLUNA WAY JORDAN SPRINGS	DRAWING NO: LB1309.L.01	